

**1504 Canterbury St**

City of Austin, Board of Adjustments Hearing, Apr 8, 2013

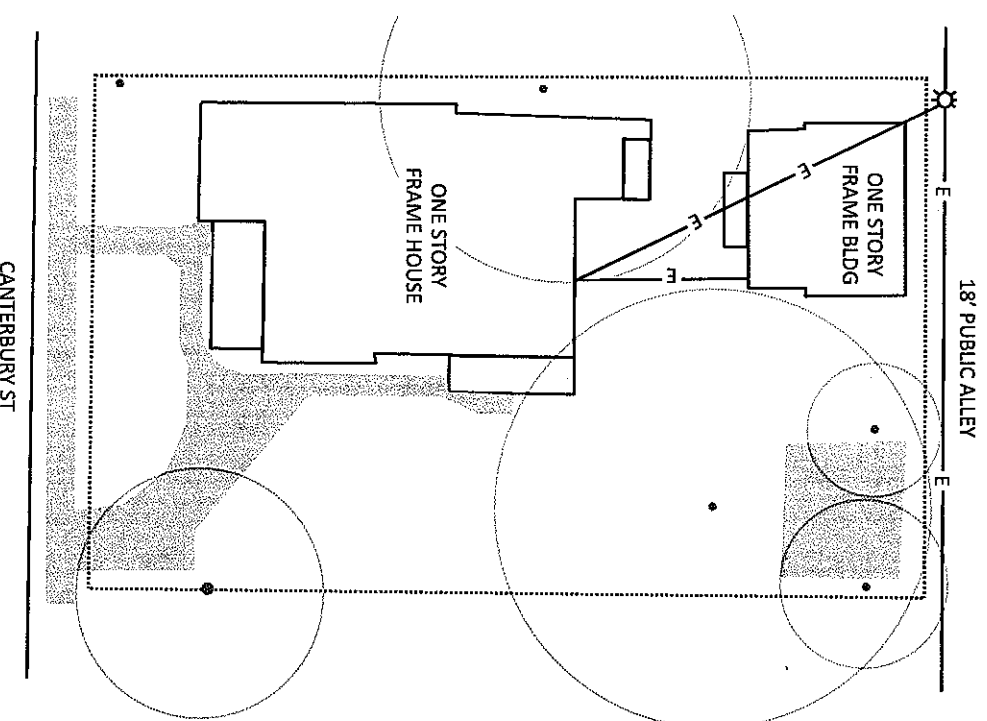
C15-2013-0005



1504  
Canterbury

# Site Description and History

- Owner-occupied
- Main home built in 1920 (TCAD)
- Accessory building pre-dates 1959 (Sanborn)
- Previous owners verbally indicated accessory building pre-dates 1950
- Located in East Cesar Chavez neighborhood



# Timeline

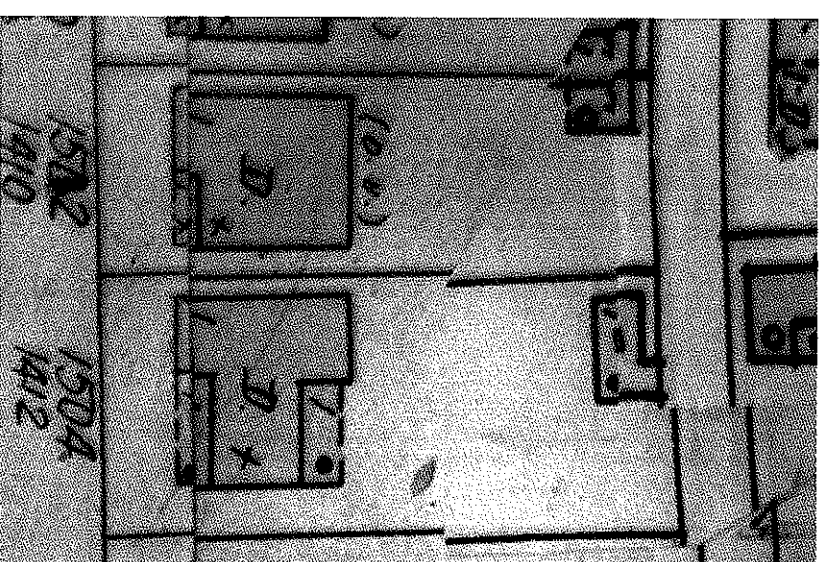
Month	Status
Oct-2011	Owners purchased property understanding occupancy permitted for accessory bldg
Oct-2012	Owners became aware of use restrictions and expired mechanical and building permits
Nov-2012	Owners apply for BOA hearing request. Request denied by AE.
Dec-2012	Owners work with AE to identify above-code electrical service upgrades contingent upon variance (shown in final site plan and bids available)
	Owners work with City staff to identify appropriate parking upgrades
Jan-2013	BOA hearing request approved for Feb 2013
Feb-2013	BOA hearing postponed due to incomplete information
	Owner's did not submit application revisions in time for public notification
Mar-2013	BOA hearing postponed because notification of application revisions not sent
May-2013	Owners expecting twins. Family to grow to 5.

## Information Requested by BOA in Feb 2013

- Show location of trees on survey
- Clarify history of accessory building
- Provide existing and proposed site plans with key distances

# Accessory Building History

- 1986 permits filed for "acc. bldg (storage and bath)"
- Acc. bldg pre-dates 1959 (Sanborn)
- Previous owners verbally indicate acc. bldg pre-dates 1950
- Inspection status in 1986
  - Foundation PASS
  - Layout PASS
  - Final electrical PASS
  - Rough plumbing PASS
  - Copper plumbing PASS
  - Top out plumbing PASS
  - Final plumbing FAIL
- Expired permits
  - Mechanical
  - Building
- Permits on file available upon request



1959 Sanborn Map

# Apparent Use History

- Building appears to have been occupied for some time
- Earliest quality aerial is 2003. Shows current layout.
- Neighbors indicate that building has been occupied since or before the mid 1990's
- Previous owners (~1949-1979) verbally indicate building occupied before 1950



# East Cesar Chavez Neighborhood Plan

## ■ Land use (Chapter IV, Section 1)

■ Goal 2: Ensure that new structures, renovations, and business are compatible with the neighborhood.

□ Objective 1: Ensure that all new or redevelopment projects are compatible with the existing character of the area in scale, density, design, and parking.

■ Goal 3: Create and preserve physical features and activities to reinforce our neighborhood's cultural identity and history.

# East Cesar Chavez Neighborhood Plan

## ■ Housing (Chapter IV, Section 3)

- Goal 1: Establish a housing education and outreach program with public and private organizations to preserve and rehabilitate existing housing
  - Objective 6: Work with public and private sector to make it easier to finance housing and rehabilitation of housing and offer incentives to owners to rehabilitate rental housing.
- Goal 2: Preserve & increase the number of homeowners in the area
  - Objective 3: Provide additional opportunities to increase housing opportunities in the neighborhood.
  - Action 98: Create an ordinance that permits in all residential zoning districts within the planning area a single accessory “granny flat” unit constructed on the same lot as the primary residential unit attached to the garage or to the existing residence for ground floor access



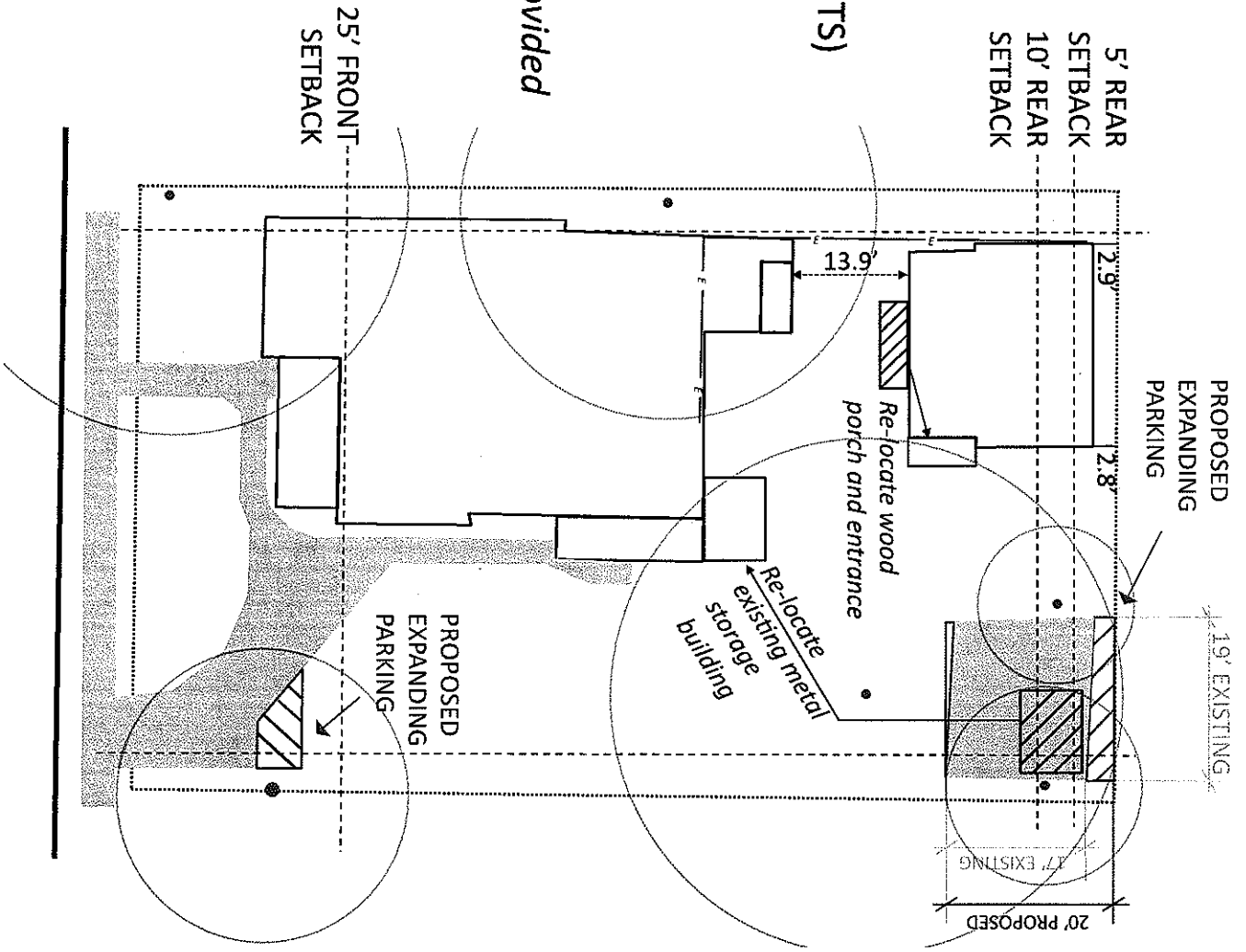
## East Cesar Chavez Neighborhood Planning Team (NPT)

- Voted unanimously on 2/20/2013 to support requested setback variance
- Letter of support provided

Schematic of proposed improvements (NTS)

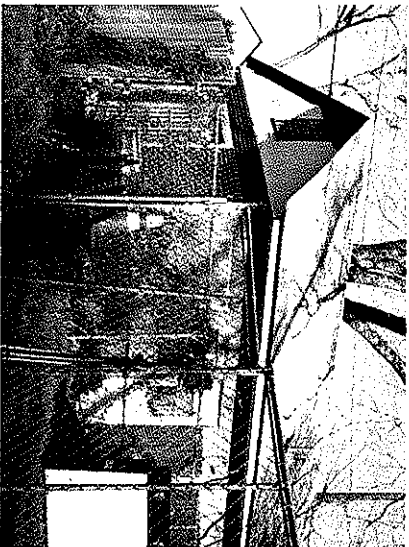
- (1) Expanded parking (front and back)
- (2) Upgrade electrical service
- (3) Relocate storage bldg out of setback

More detailed architectural drawings provided



# Similar Nearby Structures Accessed by Alley

- 17 known or perceived to be occupied within 2 blocks



# Hardship

- Structure in place before 1959 (Sanborn)
- Verbal indications structure in place before 1950
- Most permits passed, including a bathroom permit, in 1986
- Structure located between two heritage trees

# Reasonable Use

- Reasonable evidence suggested structure previously occupied for many decades
- Given age of structure and neighborhood, it is currently reasonable to maintain current footprint
- Variance allows owners to secure permits for health and safety upgrades (owners initiated this process as part of variance applications)

# Area of Character

- Secondary unit promotes East Cesar Chavez NPT planning goals
- Unit is consistent in size, style, and relative site location with many nearby properties
- The unit will not impair the use of adjacent properties (letters of support from immediate neighbors provided)

# Supplemental Information

## ■ Provided by City staff

- As-built survey
- Photographs (2)
- Letters of support (3)
- To-Scale Drawings (4)

## ■ Additional information available

- Bids for electrical upgrade
- City permits on file
- Impervious cover calculations
- Email correspondence with AE regarding electrical upgrades

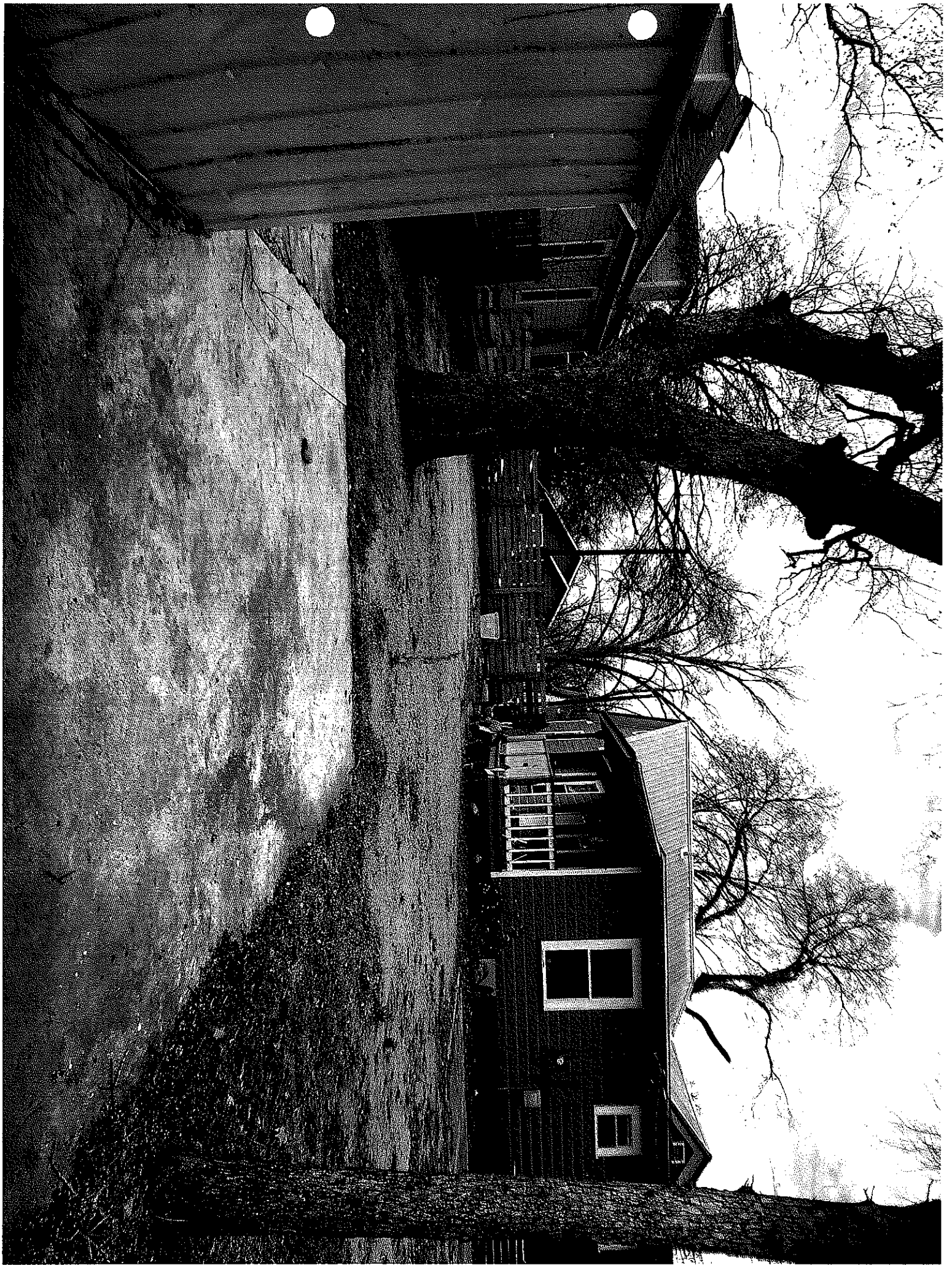


Thank you :: Questions :: Comments









March 10, 2013

To Whom it May Concern:

As a next-door neighbor to Michael Blackhurst and Beth Hurley, owners of 1504 Canterbury Street, Austin, TX 78702, we support their variance request from the City of Austin.

*Jan A Bravo*

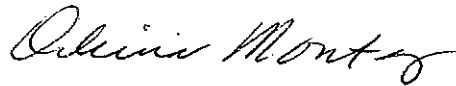
*Rosa Bravo de Bravo*

Mr. Antonio and Rosa Bravo, owners  
1502 Canterbury Street  
Austin, TX 78702

March 10, 2013

To Whom it May Concern:

As a next-door neighbor to Michael Blackhurst and Beth Hurley, owners of 1504 Canterbury Street, Austin, TX 78702, I support their variance request from the City of Austin.

A handwritten signature in cursive script, reading "Olivia Montez".

Ms. Olivia Montez, owner  
1506 Canterbury Street  
Austin, TX 78702

## East Cesar Chavez Neighborhood Planning Team

March 3, 2013

Board of Adjustment  
City Council Chambers  
301 W. 2<sup>nd</sup> Street

RE: 1504 Canterbury Street setback variance

Dear Board Members:

The East Cesar Chavez Neighborhood Planning Team is writing in support of Beth Hurley's request for a variance to waive the setback requirements in order to remodel an existing accessory structure at 1504 Canterbury Street.

Ms. Hurley met with the neighborhood team at our monthly meeting (2/20/2013) at Terrazas Library.

The Team discussed and decided that secondary units that existed prior to the adoption of our Neighborhood Plan in 1999 should have amnesty regarding setbacks. The Team feels this amnesty would encourage re-use of existing structures, and increase density appropriately on residential lots. It would be similar to the small lot amnesty in our Neighborhood Plan, which reads as follows:

"Section 3, Goal 2, Objective 3: Provide additional opportunities to increase housing opportunities in the neighborhood.

Action 96: Create an ordinance to allow single family housing to be constructed on existing substandard single family lots with a minimum area of 2,500 square feet, which existed prior to the date of this adopted neighborhood plan . . ." [1999]

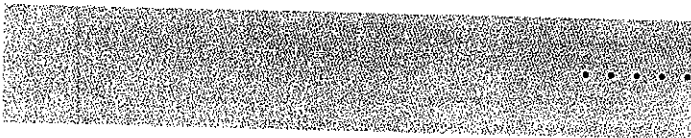
The Team voted unanimously in favor of the setback variance for 1504 Canterbury. We are generally NOT in support of setback or other variances for new construction. Our support for setback variances applies to structures existing prior to 1999.

We hope that you will join us in support of this variance.

Sincerely,



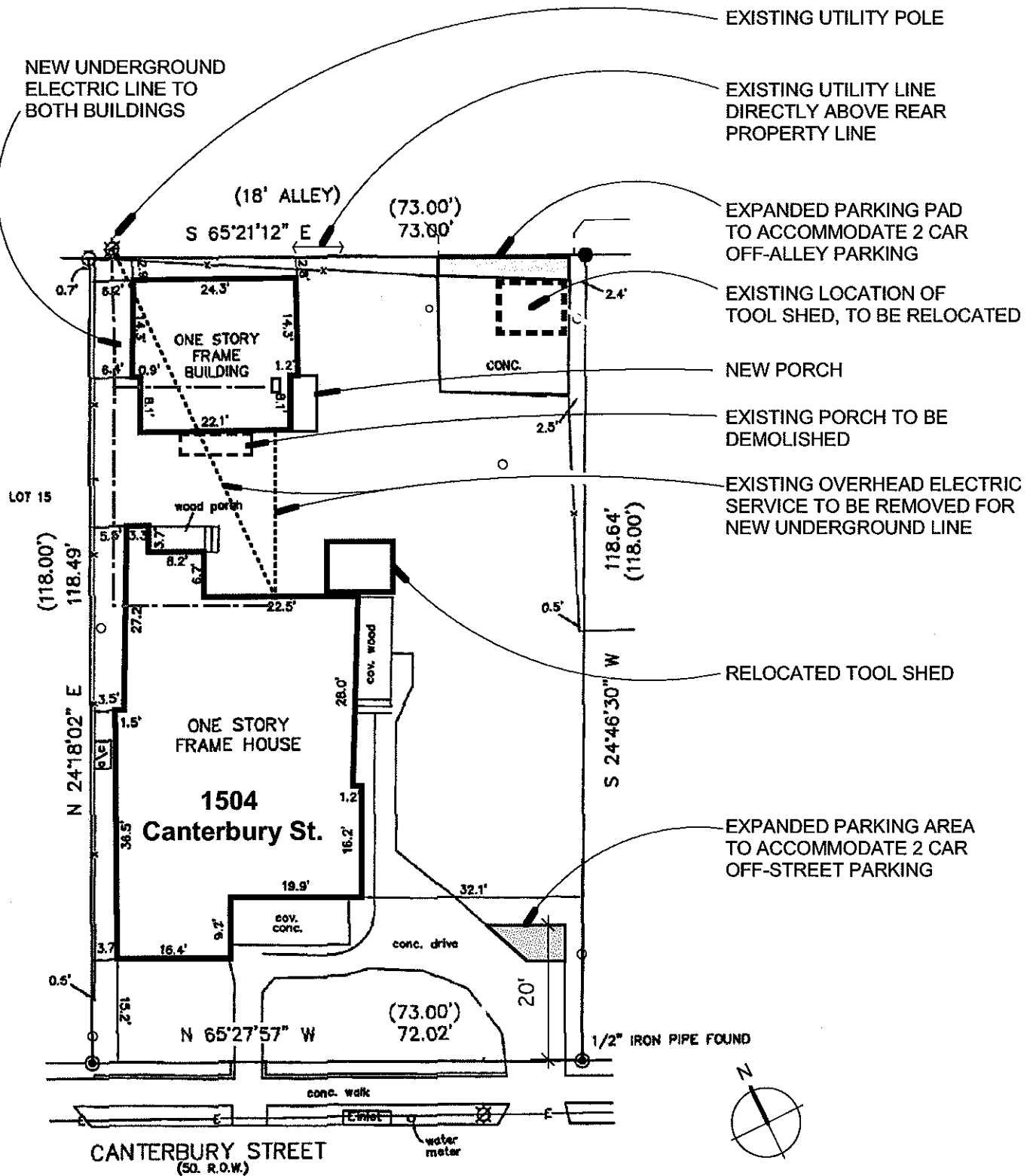
**Molly O'Halloran**  
Chair - Land Use Committee  
East Cesar Chavez Neighborhood Planning Team  
1308 East 2nd Street





3/7/2013



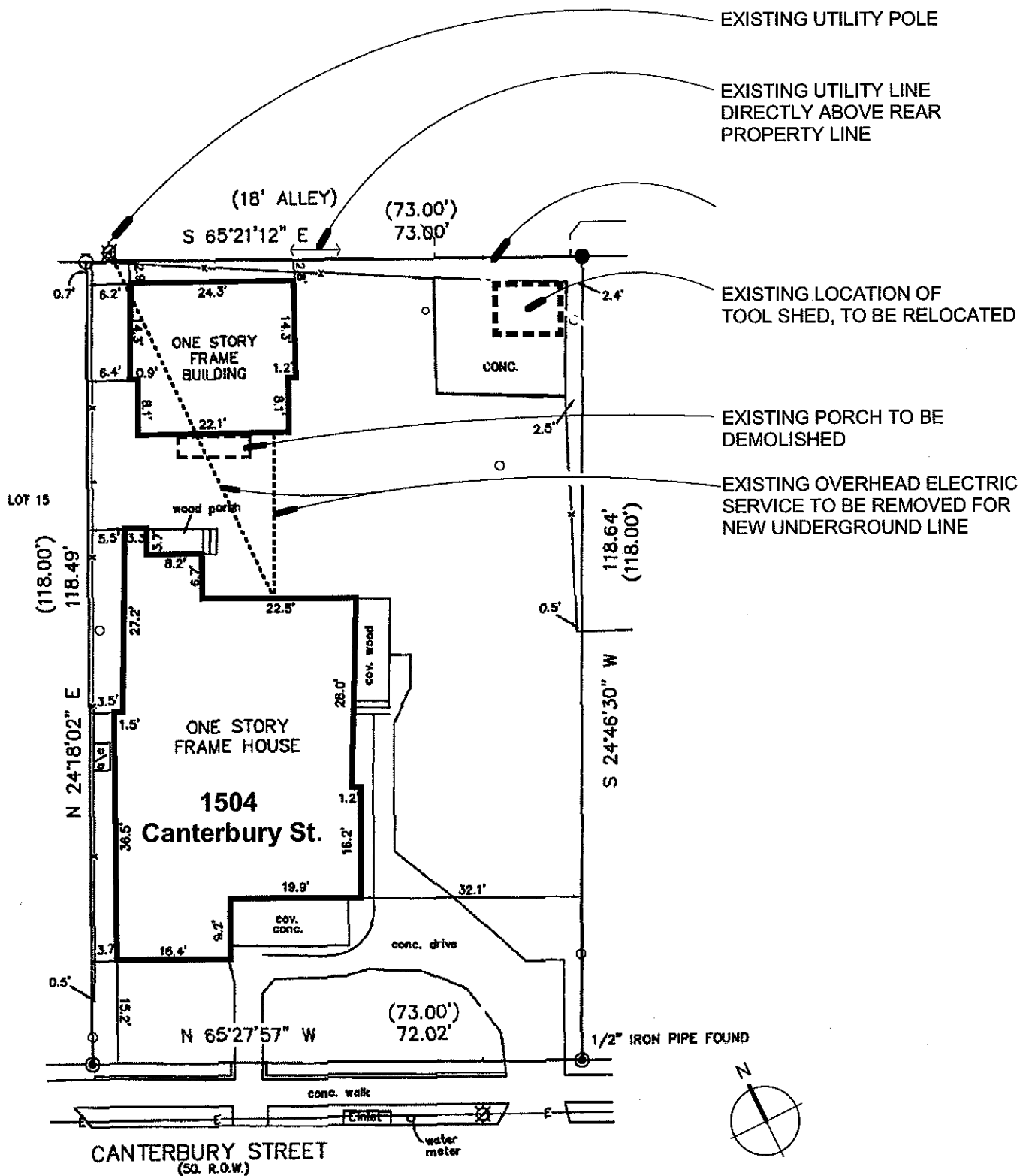


**Demo + New + no Trees**

SCALE: 1" = 20'-0"

3/7/2013





**Demolition only**  
SCALE: 1" = 20'-0"

3/7/2013

